

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 18A
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Northeastern University Hillel Advisory Committee has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 18A in the Fenway Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

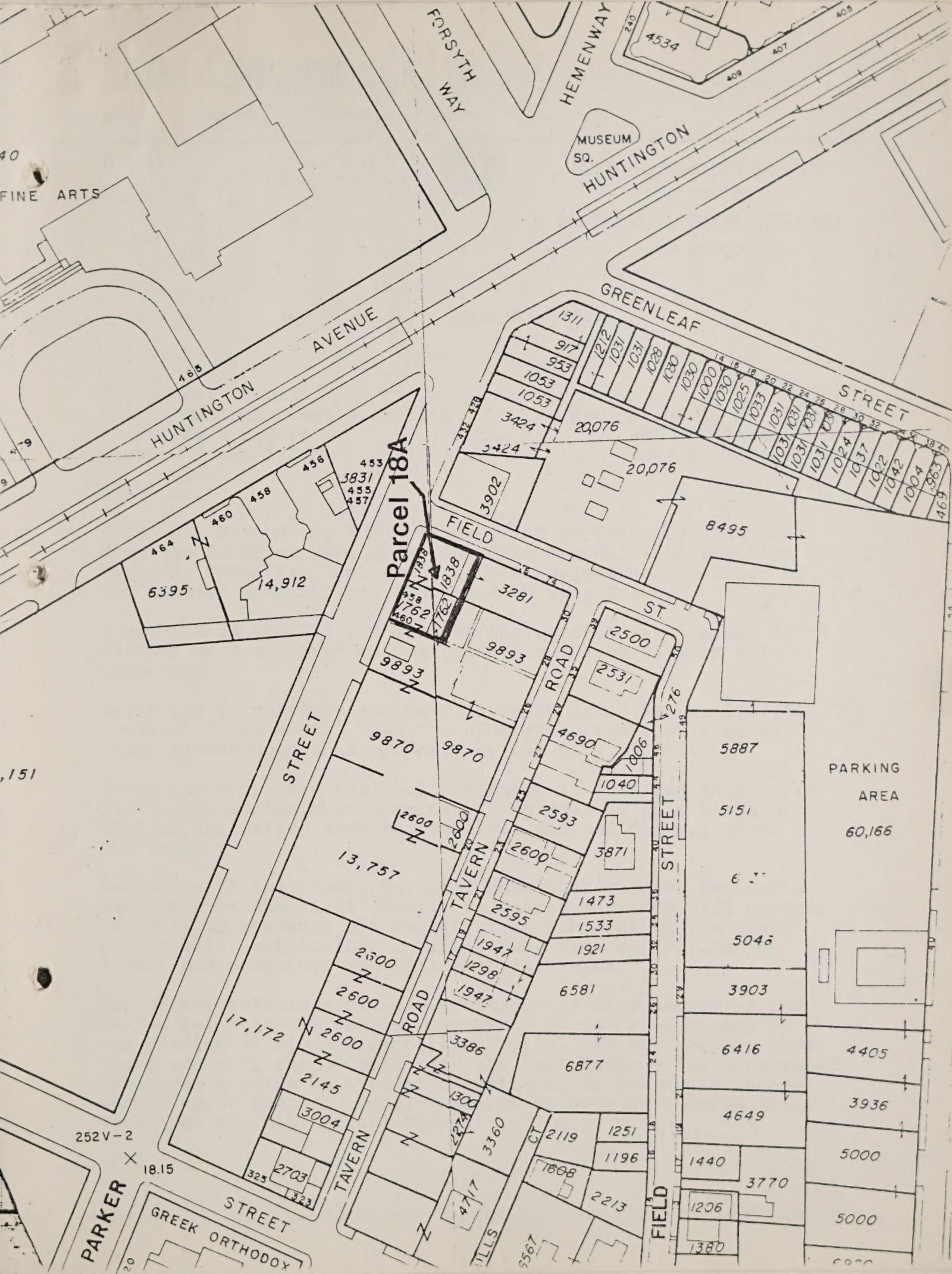
1. That Northeastern University Hillel Advisory Committee be and hereby is tentatively designated as Redeveloper of Disposition Parcel 18A in the Fenway Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
- (i) Evidence of the availability of the funds necessary to complete the proposed rehabilitation; and
 - (ii) A resolution of the tax status of the parcel and any payment in lieu of real estate taxes; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development schedule.

2. That disposal of Parcel 18A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



J. ABRAMS CONSTRUCTION CO., INC.

Constructors

Engineers

Construction Managers



FORTY-FIVE BARTLETT CRESCENT

P. O. BOX 900

BROOKLINE, MASSACHUSETTS 02147

(617) 232-7530

June 27, 1977

Mr. Robert Farrell
Boston Redevelopment Authority
1 City Hall Square
Boston, Mass. 02201

Re: Property at 456, 458
and 460 Parker Street
Boston, Massachusetts

Dear Sir,

I did not attend the BRA Board meeting on Thursday June 23rd when the issue of having the Northeastern University Hillel Advisory Committee Inc. named as the Designated Developer of the subject property was discussed by your Board.

I understand that at the meeting the question was raised as to whether we would make any tax payments to the City on this property.

Referring to our proposal to your Board dated May 6, 1977 in item No. 8, we stated that "We understand there will be no taxes assessed on this property by the City of Boston."

Among the many uses for this building, as outlined in our proposal, one of the most important functions of this building will be the daily, sabbath, festival and holiday religious services.

Referring to the plans, you will note that we have located a Sanctuary on the first floor. Religious services will be open not only to students and faculty from N.U. but to the other educational institutions in the Fenway area as well as to alumni and neighbors who reside in this area.

One of the religious rituals practiced by many people of the Jewish faith is the yearly observance of the anniversary of the passing of close friends and family. At the present time there are only the 2 Temples in the West End and The Associated Synagogue service on Tremont Street that is available in the core City of Boston. People will be welcome to observe this ritual at the N.U. Hillel House.

J. ABRAMS CONSTRUCTION CO., INC.

Constructors

Engineers

Construction Managers



Mr. Robert Farrell (2)

FORTY-FIVE BARTLETT CRESCENT

P. O. BOX 900

BROOKLINE, MASSACHUSETTS 02147

(617) 232-7530

June 27, 1977

Our Sanctuary will be equipped with prayer books and other religious prayer symbols as well as a Torah, which we now have.

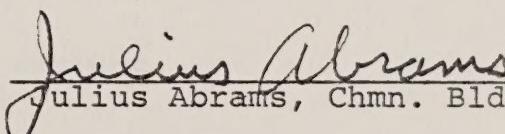
The only other Hillel House in Boston is the B.U. Hillel House, located on Bay State Road. I believe that this building is tax exempt.

What I am trying to explain to your Board is that the most important use of our Hillel House will be for religious services and therefore qualifies as a tax exempt property.

I will be pleased to attend your next Board Meeting to further explain this important function.

I wish to thank you for your efforts in our behalf.

Very truly yours,



Julius Abrams, Chmn. Bldg. Comm.

JA/ah

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Northeastern University Hillel Advisory Committee
 b. Address and ZIP Code of Redeveloper: Northeastern University Hillel Advisory Committee
 % Northeastern University
 c. IRS Number of Redeveloper: 360 Huntington Ave. Boston, Mass.
 None as of this date - Will apply for IRS Number.
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

Parcel 18A of the Fenway Urban Renewal
in Area 12-115 at 456 Parker St.

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Mass.:

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as
- A business association or a joint venture known as
- A Federal, State, or local government or instrumentality thereof.
- Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
June, 1977

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

Pres. Samuel Becker 167 Shore Drive, Winthrop 02152
Vice Pres. Bernard Solomon 295 Reservoir Rd., Chestnut Hill 02167
Treas. Al Frager 45 Ferncroft Rd., Waban 02168
Clerk Milton Cail 50 Fairhaven Rd., Newton 02159
Chairman Bldg. Comm. Julius Abrams 171 Shaw Rd. Chestnut Hill, 02167
Prof. James Feldman 14 Linda Lane, Newton 02161
Rabbi Robert Gelber 1804 Beacon St., Brookline 02146
Prof. Bernard L. Gordon 19 Old Colony Rd., Chestnut Hill 02167
Phineas Gordon 35 Independence Dr., Chestnut Hill, 02167
Prof. Suzanne B. Greenberg 14 Blake St., Belmont 02178
Prof. Sidney Herman 97 Somerset Rd., Brookline 02146
Prof. Israel Katz 40 Auburn St. Brookline 02146
Prof. Borah Kreimer 468 Plain Drive, Stoughton 02072
Prof. Barry L. Karger 229 Beverly Rd., Chestnut Hill 02167
Prof. Norman Rosenblatt 9 Knight Rd., Framingham 01701
Nathan Tucker 81 High Rock Terrace, Chestnut Hill 02167
Prof. Harvey Vetstein 10 Barbara Rd., Randolph 02368
Prof. Louis Cooperstein 44 Whitney Rd., Newton 02160
Mrs. Evelyn Lane 1249 Comm. Ave., Newton 02165
Prof. Stephen Kane Ranger Rd., Natick 01760

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

5b. President - Samuel Becker 167 Shore Drive, Winthrop, Mass.
 Vice-President- Bernard Solomon 295 Reservoir Rd. Chestnut Hill
 Treasurer - Alfred Frager 45 Ferncroft Rd., Waban, Mass.
 Clerk - Milton Cail 50 Fairhaven Rd., Newton, Mass.
 Chmn. Bldg. Comm. - Julius Abrams 171 Shaw Rd., Chestnut Hill

6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (*for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper*):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: All are Officers and/or Directors, as noted in 5b.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential purposes*.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$ 65,000
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

| TYPE AND SIZE OF DWELLING UNIT | ESTIMATED AVERAGE MONTHLY RENTAL | ESTIMATED AVERAGE SALE PRICE |
|--------------------------------|-------------------------------------|---------------------------------|
| | \$ | \$ |
| | | No Rental to be charged |

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

4 parking spaces
Utilities included

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: None

CERTIFICATION

XXWe1 Northeastern University Hillel Advisory Committee
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge
and belief.²

Dated: June 10 / 77Dated: June 10, 1977

Samuel H Becker
Signature

President
Title

% 167 Shore Drive, unit #58 Faulcon Rd, West Dux
Address and ZIP Code

M. M. L.
Signature

J. E.
Title

58 Faulcon Rd, West Dux
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Northeastern University Hillel Advisory Committee
b. Address and ZIP Code of Redeveloper: Northeastern University Hillel Advisory Committee
 % Northeastern University
 360 Huntington Ave Boston Mass
2. The land on which the Redeveloper proposes to enter into a contract or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Parcel 18A of the Fenway Urban Renewal Area 12-115 at
(Name of Urban Renewal or Redevelopment Project Area) .456 Parker St.

in the City of Boston, State of Massachusetts,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of June, 1977,
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

The only Asset is a bank account at the Commonwealth Bank and Trust Co. with a balance of \$2,608.36. There are no Liabilities.
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Alfred Frager 45 Ferncroft Rd. Waban, Mass. 02168

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

The Northeastern University Hillel Advisory Committee would accomplish the required renovation of the building to bring it up to their acceptable standards and code requirements. The amount of money involved in this renovation would be approximately \$65,000. We expect to raise \$100,000 by solicitations from over 25,000 N.U. Alumni of the Jewish faith, as well as from friends of Hillel. We have every confidence that the fund raising effort for this important project will be successful.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

| <u>NAME, ADDRESS, AND ZIP CODE OF BANK</u> | <u>AMOUNT</u> |
|--|---------------|
| Harbor National Bank of Boston 57 Franklin St. Boston | \$ 2,608.36 |

b. By loans from affiliated or associated corporations or firms:

| <u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u> | <u>AMOUNT</u> |
|--|---------------|
| | \$ 0 |

c. By sale of readily salable assets:

| <u>DESCRIPTION</u> | <u>MARKET VALUE</u> | <u>MORTGAGES OR LIENS</u> |
|--------------------|---------------------|---------------------------|
| | \$ 0 | \$.0 |

7. Names and addresses of bank references:

Harbor National Bank of Boston
57 Franklin St. Boston

8. a. Has the Redeveloper or (*if any*) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? YES NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? YES NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Re-habilitation and remodeling of Building at 464 Huntington Ave.
for Northeastern University by J. Abrams Construction Co., Inc.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Julius Abrams Pres. J. Abrams Construction Co., Inc.
General Contractor on Building Construction

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

J. Abrams Construction Co., Inc.
45 Bartlett Crescent
Brookline, Mass. 02147

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? YES NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 16,000,000. (Sixteen Million)

General description of such work:

Construction High rise apartment
 " Packing Plants
 " Nursing Homes
 " Educational Buildings
 " Industrial & Commercial Buildings
 Remodeling & Renovation work

- d. Construction contracts or developments now being performed by such contractor or builder:

| <u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u> | <u>LOCATION</u> | <u>AMOUNT</u> | <u>DATE TO BE COMPLETED</u> |
|--|-----------------|---------------|-----------------------------|
| National Beef Packing Co. | Liberal, Kansas | \$ 6,000,000 | Feb. 1978 |
| Beth Israel Hospital | Boston, Mass. | 250,000 | Sept. 1977 |
| Queen Anne Nursing Home | Hingham, Mass. | 1,710,000 | June 1977 |

e. Outstanding construction-contract bids of such contractor or builder:

| AWARDING AGENCY | AMOUNT | DATE OPENED |
|---|--------------|-------------|
| Northeastern University Coop. Bldg. | \$ 1,600,000 | Sept. 1976 |
| La Fontaine Apartment Bldg. 18 story | 5,500,000 | Feb. 1976 |
| National Beef Packing Co. Liberal, Kansas | 5,000,000 | Sept. 1970 |

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Parent Corporation, Poley-Abrams Corporation has been in business since 1945. We bank with Brookline Trust Co. Bonding by Dobax Agency, Needham, Mass.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

XK(We)1 Northeastern University Hillel Advisory Committee

I certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: June 10, 1977

M. Hillel
Signature

Secy.

S. Becker
Title

Samuel A. Becker
Signature Pres.

President

50 Faulkner Rd., Newton, MA 02159
Address and ZIP Code

167 Shore Drive, WINTROP
Address and ZIP Code 02152 MAS

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

TABLED: JUNE 23, 1977
RESUBMITTED: JULY 7, 1977

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Robert F. Walsh, Director
SUBJECT: FENWAY URBAN RENEWAL PROJECT, MASS. R-115, TENTATIVE DESIGNATION OF REDEVELOPER, PARCEL 18A

This memorandum requests that the Northeastern University Hillel Advisory Committee be granted tentative designation to redevelop that portion of Parcel 18 (to be identified as Parcel 18A) of the Fenway Urban Renewal Project, Mass. R-115, which is currently owned by the BRA. This property is located at 456, 458 and 460 Parker Street, which is on the southwest corner of the intersection of Parker Street and Field Street. The property at 456 Parker Street contains a three-story brick building suitable for residential rehabilitation. The properties at 458 and 460 Parker Street contain two 2-story brick row-house buildings which are infeasible for residential rehabilitation because of extreme deterioration.

The Northeastern Hillel House Advisory Committee intends to utilize the building at 456 Parker Street as a Hillel House for the Northeastern group to provide a program of religious, educational and cultural activities to the College's Jewish students. Northeastern Hillel has never had permanent quarters, but has used temporary space and facilities assigned to it by Northeastern University.

It is also proposed that the properties at 458 and 460 Parker Street be demolished and that the vacant land be landscaped with a portion used for off-street parking by Hillel.

The Fenway Urban Renewal Plan designated Parcel 18 as within a clearance area; and institutional and commercial reuse for this parcel was indicated in the proposed Land Use Plan.

The Hillel proposal has received support from Northeastern University, and the FenPac has voted to support Hillel's designation as developer of Parcel 18A in accordance with the plans submitted.

The Hillel group intends to rehabilitate and landscape this parcel in accordance with Authority standards and guidelines. Hillel plans to contract with Julius Abrams Construction Company, Inc. to complete the necessary renovation work. Funding for the proposal will be obtained from private and charitable sources.

At the June 23 Board meeting , the question was raised as to whether the Northeastern University Hillel Advisory Committee would make tax payments to the City on this property. The Hillel representative responded (in the attached letter) that the Hillel House is primarily a religious organization and that the use would qualify for a tax exempt property. The Hillel representative also stated that the other Hillel House in Boston (affiliated with Boston University) at 231 Bay State Road is tax exempt.

If the Authority grants tentative designation to the Northeastern University Hillel Advisory Committee, the final tax status of the property will still need to be resolved by the City.

It is, therefore, recommended that the Authority tentatively designate the Northeastern University Hillel Advisory Committee as redeveloper of Parcel 18A in the Fenway Urban Renewal Area.

An appropriate resolution is attached.



